

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22125

Property Information

property address: 300 E MARTIN LUTHER KING

legal description: CITY OF BRYAN, BLOCK 33, LOT 1

owner name/address: SEYFUS, ANNIE
% MARVIN BUKOWSKI
518 KIPLING DR
WACO, TX 76710-5711

full business name:

land use category: Vacant

type of business:

current zoning: C2

occupancy status: Vacant

lot area (square feet): 5750

frontage along Texas Avenue (feet):

lot depth (feet): 115

sq. footage of building: 1133

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards
50 #ft.

Improvements

of buildings: 2 building height (feet): # of stories:

type of buildings (specify):

building/site condition: 1

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify)

N/A
approximate construction date: accessible to the public: ☐ yes ☒ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify)
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

of signs: type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

N/A
improved: ☐ yes ☐ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces:

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no landscaped islands: ☐ yes ☐ no

Curb Cuts on Texas Avenue *N/A*

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: *Just 2 trees - could use landscaping with bushes + trees*

Outside Storage

☒ yes ☐ no (specify) *Foundation/Back Bottom Part of a fence, trash*
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

Other Comments:
